118.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,300 / 857,300
					USE VALUE:	857,300 / 857,300
					ASSESSED:	857,300 / 857,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLINA VLADISLAV
Owner 2:	MOSICHEVA GALINA
Owner 3:	
Street 1:	175 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THOMAS MOLLY/CHERIAN M -
Owner 2:	-
Street 1:	175 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Vinyl Exterior and 2221 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	479,300		378,000	857,300
Total Card	0.092	479,300		378,000	857,300
Total Parcel	0.092	479,300		378,000	857,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.03 /Parcel: 386.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76018

GIS Ref

GIS Ref

Insp Date 09/24/18

!9158!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,300	0	4,000.	378,000	857,300		Year end	12/23/2021
2021	101	FV	465,900	0	4,000.	378,000	843,900		Year End Roll	12/10/2020
2020	101	FV	465,900	0	4,000.	378,000	843,900	843,900	Year End Roll	12/18/2019
2019	101	FV	339,900	0	4,000.	372,600	712,500	712,500	Year End Roll	1/3/2019
2018	101	FV	339,900	0	4,000.	286,200	626,100	626,100	Year End Roll	12/20/2017
2017	101	FV	339,900	0	4,000.	270,000	609,900	609,900	Year End Roll	1/3/2017
2016	101	FV	339,900	0	4,000.	248,400	588,300	588,300	Year End	1/4/2016
2015	101	FV	321,200	0	4,000.	232,200	553,400	553,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:34:28

LAST REV

Date	Time
04/06/21	11:03:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9158

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS MOLLY/CH	45465-32		6/24/2005		502,000	No	No		
D`AGOSTINO MARY	24471-46		4/20/1994		163,000	No	No		Y

USER DEFINED

Prior Id # 1:	76018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2002	156	Addition	50,000	C		G4	GR FY04	ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
12/15/2005	MLS	HC	Helen Chinal
3/21/2000	Inspected	263	PATRIOT
2/14/2000	Measured	270	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	184.732
Other Features:	102500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502451
Depreciation:	23113
Depreciated Total:	479338

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

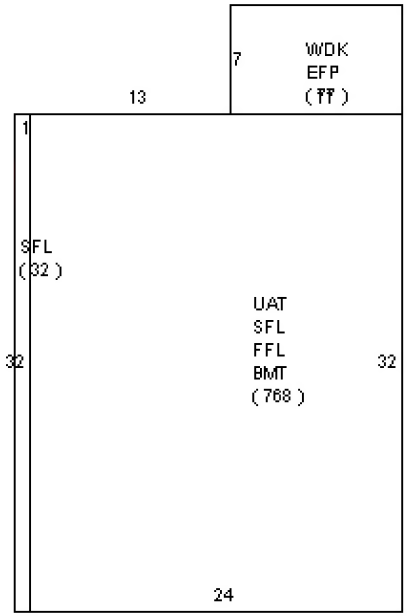
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.73
Special Features:	0	Val/Su Net:	178.71
Final Total:	479300	Val/Su SzAd	305.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	184.730	147,785
BMT	Basement	768	95.320	73,207
FFL	First Floor	768	184.730	141,874
UAT	Upper Attic	192	161.640	31,035
EFP	Enclos Porch	77	62.580	4,818
WDK	Deck	77	16.000	1,232

Net Sketched Area:	2,682	Total:	399,951
Size Ad	1568	Gross Area	3258	FinArea	2221
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	